TRADES FLAT FOR SUBURBAN HOMES

Another fourteen story store and total is to be erected in the garment center by A. E. Lefcourt and Lovis Haas on the vacant plot purchased by them at 148 to 154 West Thirty-seventh street, 67x38.9, on the south side, 75 feet east of Seventh avenue. The entire operation will involve about \$800,000.

on will involve about \$890,000.

The sellers are the Matz Holding ompany, who purchased the property ron. Frederick Brown a few months go. This is the third resale of the conerty through the arms because roperty through the same broker, larry B. Cutner. The plans for the

TEXTILE BUILDING RENTED.

BROOKLYN MARKET.

George Andrews, a manufacturer of preserves, who recently gave his fine aprilement of a long term to A. & W. Stranghewsian, one of the largest Orisatial rug importers and manufacturers in the country. The space comprises \$3,000 square feet, net, and the aggregate rental will be about \$1,500,000. This completes he leasing of space in this structure. The H. H. Gibson Reality Company negotiated the deal for Samuel Levy, president of the Textile Building, inc.

MANHATTAN TRANSFER DEAIS.

Mary A. Pope sold to Emma M. Gleistein the five story flat 111 West 190th street, \$2x,100.11.

The Regal Building Company sold to Editing Company sold to Linding Company sold to the Hywis Holding Comparing the seven story apartment known as the Hamilton, at 477. Amsterdam avenue, northeast corner of 140th street, \$9.11x40.

Sarah A. Ranson sold to Lucy M. and Maria Fletcher the three story dwelling 327 West 131st street, 15.8x9.11.

The Imagen Reality Corporation sold to the Hymis holding Corp ration the seven story apartment house the five story apartment, heaven story dwelling 151 West Seventy-sight street, \$9.11x40.

Sarah A. Ranson sold to Lucy M. and Maria Fletcher the three story dwelling 327 West 131st street, 15.8x9.11.

The Imagen Reality Corporation sold to the Hymis holding Corp ration the seven story apartment house of Claivary the triangular plot northeast corner of \$2x99, on the north side of Bemont avenue, northeast corner of the north side of the June Development Company the four story dwelling 151 West Seventy-sight street, \$2x5.121.

David Steekler sold to Robert A. Nathan the one, three and four story buildings with stores \$27 Tenth avenue, southwest corner of Twenty-ninth street, \$24.8x100. The fifth floor in the Textile Building, Fifth avenue between Thirtieth and Thirty-first streets, has been leased for a long term to A. & M. Baraghesian, one of the largest Oriental rug importers and manufacturers in the country. The space comprises 32 2000 acquare

street, 24.8x100.

BUSINESS PROPERTY SOLD.

Crulkshank Company sold for B. story business building, 24.9x101. The

purchaser will occupy.

Title has been taken by the Alf Realty
Company to 127 to 131 Mercer street, a
six story loft, 50x100, sold for the estate
of Max Freund through William F.
Fuerst, Inc., and Charles F. Noyes Com-

pany.

E. H. Ludiow & Co. sold for Oscar Scherer & Son, Inc., the three story building, 33 Frankfort street, 24.4x106 feet, to Sterling St. John, who will oc-

Ames & Co. sold for Harry Mortath Ames & Co. sold for Harry Morlath the four story building, 437 Second avenue, southwest corner Twenty-fifth street, 20x50, to Benny Suskind, who will occupy for business; also for F. Hartnetty and C. Pogerty the four story brick buildings, 45x100, 243 and 245 East Thirty-sixth street, to John J. Mc-Girr for investment.

Brown, Wheelork-Harrs, Vought & Co., Inc., sold for the estate of A. S. Rosenbaum the garage at 119 East Seventy-fourth street, 30x100, to 5, buyer who will make alterations.

TO-DAY'S AUCTION SCHEDULE.

With the exception of a block of Harlem River water frontage between 122d and 123d streets, Manhattan, and a modern factory with machinery at the Bronx Boulevard and 237th street the properties to be sold to-day at special sale by Joseph P. Day, auctioneer, at noon in 14 Vesev street consist in the main of east and west side Manhattan tenements, many of which contain stores.

contain stores.

In addition, a large apartment house site on the cast side of Amsterdam avenue near 120th street and abriting on Highbridge Park, together with the three story apartment dwelling at 2967 Perry avenue, near Bedford Park Boulevard, in The Bronx, are to be sold

PLAN 7TH AVE. SHOWROOMS.

Plans have been filed for the construction of a seventeen story show-rooms and stores at the northeast corner of Seventh avenue and Thirty-seventh street for the Gilbur Corporation (Joseph E. Gilpert and associates). It will have a frontage of 98.9 free on the avenue and 244 feet on the street. Buchman & Kahn. architects, estimated the cost at \$1,500,000.

MORE FLATS FOR BRONX.

The following spartment house plans were filed yesterday in The Bronx:
Belmont avenue, west side, 200 feet south of Tremont avenue; two six story apartments, 100x55.4. West 1991; Street Corporation, owners. Charles Schlessinger, 449 Berren avenue, president.
Meisner & Uffner, architects, 4300,00%. Grand Concourse, east side, lifty feet north of Burnside avenue, five story spartment, 160x57. Claire Building Com-pany, owners. A. Biumenthal. 299 Broadway president. Charles Ersym-burg, architect. \$170,000.

TAPERS OFF QUICKLY

Big Market of Tuesday Fails Buys Fine Home on 69th St.

of two houses
by the selling company through the
same brokers recently.

M. Morgenthau, Jr. Company, Everett
M. Selxas Consolidated, resold for 'he
West Eleventh Street Corporation, 582
Eleventh avenue, a four-story tene.nent
and store, 20x65, south of the southeast corner of Forty-fourth street, The
purchaser is John Rudenjak, who will
occupy the store.

Fagin & Glaser sold 191 S. Nicholas
Fagin & Glaser sold 191 S. Nicholas
avenue, a five-story apartment, 21,3x
38.6.

H. Richards

H. J. Rogers announces that Albert

Meyer Isear sold to C. H. Richards Glarry H. Cutner. The plans for the loft are to be drawn by George and the southeast corner of Bradhurst avenue and 147th street, a six atory apartners house, 50x100, held at \$110,000.

BROOKLYN MARKET.

NEW YORKER ACQUIRES **VALENTINE RESIDENCE**

Near Fifth Avenue.

SALES BY AUCTION.

SALES BY AUCTION.

SALE THIS DAY at 2 P. M. BORDEN ESTAT AT PUBLIC AUCTION

BROADWAY ART GALLERIES

Broadway and 53 | Street, N. E. Corner

Extraordinary and Valuable Furniture and Rare Art Works of the BORDEN ESTATE

By Order of George Arden Borden, Executor, and Additional Eleb Consignments
Imported Bedroom, Dining and Dr'ssing Boom Suites in Empire—Italian Renaissance, Cathedral and Spanish Oak—Hundreds of Fare Modern and Antique'ersian Carpets and Fogs, including many Ephibition Pieces—Hardman Welnut Baby Plano—Behming Mahogany Baby Plano Player—Marble and Fronze Statuary in Groups and Figures—Pair Serres Yases presented by the

PREE VIEW UNTIL SALE DAY

Sale by Public Auction Rare Art Works and Treasures

CarvedFurniture

Collected from All Parts of the World Steinway Concert **Grand Piano**

Persian Rugs and Fine Draperies

Being the Estate of MARION B. PAYNE, f Bellport, L. I., N. Y.

Tomorrow (Friday) 2 P.M. Saturday

Louis Van Brirk, Auctioneer, Sale Takes Place at 242 5th Av., bet. 27th & 28th St. ON EXHIBITION TODAY. THURSDAY

MUSICAL INSTRUCTION. 1. FRESSON Studio SET Carriede Hais, FILLER New York, Phone Circle 1830,

3. 1. 5 hoo! 148-156 Haver-aids serve, at 87th Mt. All branches of of Music & Art Music who the arts taught. Just man Boarding Pusits.

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BERKELEY-IRVING SCHOOL

L. D. Ray, Ph.D., Hdm., 311 W. 82rd St.

U. S. SECRETARIAL SCHOOL 52? Fifth Avenue (At 44th St.)
Oldest and pre-eminently most successful.
Day & Eving Courses. Write for catalogue 21.

PRATT SCHOOL, 62 West 45th Street. Secretarial training: fndividual instruction. Students under else teen not admitted. Pratt Hidg. Schools, 50 E, 42d St., N. Y., and 214 Livingston St., Eklyn. Stenography in 30 days. Secretaryship in 60 days.

THE BECCINI SCHOOL OF LANGUAGES Is the school you are looking for. Est. 1900. 5 Columbus Circle.

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25 Years at One Address Means Something Kenney SCHOOL SCHOOL DANCING

(5th St. and broadway

REEVES Conservatory—Stage, Fancy Dabe-ing, 2012 Breadway, Reliable, Select, Re-tablished. Always open. Evening classes. Spanish, Buck, Oriental, Classical,

Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property. Telephone advertisements to Worth 10,000.

at \$400,000. Frederick Zittel & Sons negotiated both sales. Arthur Cutier & Co. sold for the Alston Realty Corporation, 1024 Avenue St. John, corner of Southern Boulevard, a five story apartment with store, on a plot 10x100, and held at \$110,000. Hudson P. Rose Company purchased from Delia Hayes the four story flat, 441 East 134th street. George Costar was the broker. COLUMBIA LEASING

Lessees May Build on Old Eno Plot Between 52d and 53d Streets.

Fred Brown Gives West End
Avenue Corner for 24 New
Houses in Westchester.

Preserve and other for 14 New
Houses in Westchester.

Preserve Brown, the operator, has seen and the second of the terms of the transport of the transpo

on Fifty-third street 195.3. The southerly line is 181.9 feet.

The lease it is said is being arranged for several twenty-one year periods at a net rental of about \$125,000 a year.

Henry Feters, proprietor of Peters' Restaurant, has leased for ten years, with an option to purchase, the three four story dwellings at 163 to 175 West Ninety-seventh atreet, near Amsterdam avenue. The buving option is to be exercised before May 1, 1928, and calls for the payment of \$14,000 on each house. The net annual rental is \$1,266.56 on each dwelling.

Ruland & Benjamin, Inc., leased ground floor in 239 West Thirty-ninth street for a term at a rental of \$6,500 end.

cancy caused by the recent death of Edward M. Burghard.

H. J. Rogers announces that Albert D. Phelps was associated with him as broker in the transactions involving the five story apartment at the northeast corner of Vermilyea avenue and Isham place, and the twelve story apartment at the southwest corner of West End avenue and Seventy-eighth street.

Douglas L. Elliman & Co. have been appointed sales and managing agents for the wingle avenue and Seventy-eighth street.

Douglas L. Elliman & Co. have been appointed sales and managing agents for the wingle avenue and Seventy-eighth street. Sex 95, housing the property.

BRUNX TRADING.

Abraham Lauderer, Inc., (Abraham Burke Stone, Inc., leased for the wingle avenue and Sevente and to the Denwood Realty Company representing Benenson Brothers the five story apartment at the southwest corner of Weeks avenue and Isoth street, Sex 95, housing the property.

Shampan & Shampan & Shampan, architects, have filed plans for nine one family residence to be erected on the southeast corner of Coligni avenue and Webster avenue, New Rochelle, N. Y., for the apartments at 1881 to 1895 Walton avenue, New Rochelle, N. Y., for the apartments at 1881 to 1895 Walton avenue, New Rochelle, N. Y., for the apartments at 1881 to 1895 Walton avenue, New Rochelle, N. Y., for the apartment is the southwest corner of the southwest corner of Coligni avenue and Webster to the contract of the contrac

for Nos. 1524 to 1539 Longfellow Avenue Corporation the six story apartments on plot 100x100, northeast corner of Longfellow avenue and 172d street, to H. Yazerbaum. It was held at \$215,000. Murray Maran purchased from James Rothchild the three story business building. 5x100, on 143d street and Third avenue, adjoining the Rogers department store, which occupies the store in the building under lease expiring next April. William F. Kurz was the broker. Max N. Natanson sold to Ferdinand C. Weiss vacant plot, northwest corner of Third avenue and 137th street, 22x 10x20, one of the properties taken by Mr. Natanson from Jacob Ruppert in exchange for 42 Fourth avenue. It is understood the purchaser will improve the property for use in his restaurant business.

the broker.

P. M. Miller and M. Smoleroff sold for Nos. 1524 to 1539 Longfellow Avenue

business.
Vernon S. Phelps sold to an investor for William Dougherty a five story, double flat, 25x100, at 429 East 136th

The Vita Holding Corporation has bought from Eliza Lubbers and others the plot 77.5x200.4, on the north side of 164th street, 183.5 feet west of Third avenue.

Alexander Selkin, Maurice Cohen and Winfred M. Stern sold for William C. Allan the two family frame dwelling, 973 Stebbins avenue.

Michael Fishbone and Samuel Pollack were the buyers of 32 West Eighty-seventh street, near Amsterdam avenue. The buying option is to be exercised before May 1, 1926, and calls to David W. Magowan of Scarsdale, has been sold to David W. Magowan of Scarsdale, to David W. Magowan of Scarsdale, avenue. The buying option is to be exercised before May 1, 1926, and calls to David W. Magowan of Scarsdale, to David W. Magowan of Scarsdale, the screet sevenue and Pollack to David W. Magowan of Scarsdale, avenue. The pollack to David W. Magowan of Scarsdale, avenue and Pollack to David W. Magowan of Scarsdale, the screet sevenue and Pollack to David W. Magowan of Scarsdale, avenue. The property comprises a large residence of the ferman property comprises a large residence of the property comprises a large residenc

Business Property Guide

An Up to Date List of Business Properties To Let Classified for Convenient Reference

OFFICES & OFFICE SPACE.

City.

Connect.

Connec

isse.

97H ST.-17 W. Small offices.
Reasonable. Cross & Brown Co.,
Inc. Circle 1489.

110/ADWAY-1173 (28th st.) (St.
James Bidg.). Reasonable rental. Spear & Co., 1281 Broadway.

BROADWAY-1834. Small office. BROADWAY-1834. Small office. \$85. Apply I. E. Roskam, 200 W. 57th st. BROADWAY-1285 (32d st.), Ren-sonable. Supt. on premises. EAST 42D ST.—Grand Central Station. Furnished: reasonable. (24) Vanderbilt 10068, morrings. LEXINGTON AV.—579. All facili-ties. Reasonable. Phone Plaza 6925 ties. Reasonable, Phone Plaza 0925 NASSAU ST.-09. Large, fur-nished, Reasonable. Apply room 407, premises.

STORES.

STORES.
City.
23D 87.-120 W. With mexical nine. Reasonable. Inquire premises, or Vanderbilt 4258.
24TH ST.-131 W. 25a110. Reasonable. Sharum & Co., 170 Brondway.
ALL PARTS OF MANHATTAN—Reasonable reutal. Ruband & Benjamin, 14 S. 48th St. BROADWAY—630. 29A130. Reasonable. Rergenson Corp., premises. Spring 5012.
PIFTH AV.-122. 54,000 eq. ft. \$36,000. E. Sharum & Co., 170 Broadway. Singapt. E. Sharina & Co., 176 Broadway. FIFTH AV.—251. (28th St.) Small store. Reasonable. S. G. Haine, 45. W. 57th St. FRING FT.—67. All facilities. Reasonable. Charles Kiela. Ca-thedrai 8629. Brooklyn.
FLATBUSH AV. - 653. 22x38.
Reasonable. Phone Platbush STATE ST.—(Marshall Pield & Co.) Reasonable. Albert 16. Wetten & Co., 108 So. La Salle St.

BASEMENTS.

City.

City.

City.

Reasonable. Inquire premises.

Vanderbilt 4258,

247H 877.—131 W. 25x110. Reasonable. Sharum & Co., 170 sonable. Sharum & Co., 170
Broadway.
BROADWAY.-850. 20x120. Réasonable. Hiergenson Corp.,
premises. Spring 1012.
FIFTH AV.-122. 24,000 sq. ft.
Brasonable. E. Sharum & Co.,
170 Broadway.
FIFTH AV.-231 (28th St.). 5,000
ft. Reasonable. S. G. Rains,
45 W. 57th St.
EPRING ST.-87. All facilities.
Reasonable. Charles Klein,
Cathedral 6029.

DESK ROOM.

City.

43D 87.-132 W. All services.
Reasonable. Apply Hoom 605,
premises. Bryant 0628.
CHURCH 87.-50, Furnianed. \$25.
Apply Suite 724, Premises.
GRAND CENTRAL ZONE-All
services. Reasonable. Phone
Mutray Hill 6671.
MAIDEN LANE-55. All services.
\$22.70, Phone John 3052.
NASSAU 87.-50, Very desirable.
Reasonable. Apply Room 407,
premises. Cortlandt 6424.

LOFTS & FLOOR SPACE.

19TH ST.-251 W. 7,500 sq. ft. Reasonable. Revel Realty & So-curities Co., 38 W. 44th St. 21ST ST.-41 W. Attractive. 8000-\$2,800. Sharum & Co., 179 Broadway. Broadway. 24TH ST.-131 W. Attractive. \$600-\$2,800. Sharum & Co., 170 Broadway. S9TH ST.-6-8 E. (2). 7,500 ft. each. Reasonable. Daniel H. each. Reasonable. Daniel H.
Jackson, 565 5th Av.
42D ST.—110 E. (3 floors). 9,500
sq. ft. each. Reasonable.
Hrown, Wheelock, Harris,
Vought & Co., 20 E. 42d St.
47TH ST.—2 W. (10th floor). 700
sq. ft. Reasonable. Phone eq. ft. Bryant 6954. BOTH ST.—West Side, 65,000 sq. Bersonable, Cross & Brown, ft. Reasonable. Cross 18 E. 41st St.
ALL PARTS OF MANHATTAN-

ALL PARTS OF MANHATTANReasonable rental, Ruland &
Benjamin, 14 E. 48th 8t.
BROADWAY-1123 (26th 8t.).
Reasonable rental. Spear &
Co., 1261 Broadway.
FIFTH AV.-122 763 sq. ft.
81.200, E. Sh rum & Do., 170
Broadway.
FIFTY V.-122, I,100 sq ft.
81.309, E. Sharum & Co., 170
Broadway. Broadway.
FIFTH AV.—122. 1,023 sq. ft.
\$2,300-\$2,200. E. Sharum & Co.,
170 Broadway.
FIFTH AV.—122. 2,900 sq. ft.
\$4,800. E. Sharum & Co.,
170 Broadway.
SFRING ST.—67. All facilities.
Reasonable. Charles Kiefn.
Cathedral 6020. ATLANTIC AV.—1263. (Bedford Av.) 90x100. Hansonable, Stori-ing Motor Truck Co., premiser, Pecatur 5985. Reasonable. Cathedral 6929.

SHOWROOMS.

City.

GITH ST.-120-131 E. Parlor floors: reasonable. Apply 242 Lexinston av. Vanderbilt 4669, 277H SF.-225-27 W. First floor: reasonable. Apply Mr. Uliman appropriate. on premists.

on premists.

2D 87.-110 11. 3 floors, 9,500 sq. ft. each; reasonable. Erown, Wheelock, Harris, Vought Co... Circle 1480. BROADWAY-1133 (26thst.). Rea-aonable rental. Spear & Co., 1261 Broadway. FIFTH AV.-122. 763 sq. ft.; \$1,200. E. Sharum & Co., 170 ** S1,800. E. Sharum & Co., 170 FIFTH AV.-122, 1,623 sq. ft.: \$2,000-\$3,200. E. Sharum & Co., 170 Broadway.
PIETH AV.-122. 2,900 sq. ft.:
84,800 E. Sharum & Co., 173
Broadway.

BUSINESS PROPERTY.

DIST ST.-7 W. 25x100. Reasonable, H. M. Well & Co., premlees. ALL PARTS OF MANHATTAN— Reasonable rental. Ruland & Benjamin, 14 E. 48th St. LAPAYETTE AV.-1881. 3,000 sq. ft. Reasonable. Apply Kovat, Intervale 8792.

STUDIOS. City. City. Reasonable rental. H. M. Welli Co., prem-

For detailed information regarding listings mentioned above, see announcements on pages 20 and 21.

TO LET FOR BUSINESS.

Above 14th St. to 59th St. (Inclusive).

TO LET FOR BUSINESS.

TO LET FOR BUSINESS.

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THE QUEEK CITY OF NEW JERSEY
MORE DESIGNATIONS

MONTCLAIP NEW YORK'S LEADER F. M. CRAWLEY & BROS.

A" BROSE P -WEL!, Sum nit. I. J.

For properties consult any member loard of Realters. Oranges and Maplewood.

J . SC WARTZ. Plainfield Properties.

EUGENE E. HUGHES & BRO., Resitors,

H. WEATHERBY & CO., Englewood, N. J. Englewood and Vicinity-Real Estate.

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Space.....\$2,300

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TShe Marvin Wentchester County Prep-

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14 East 48th St. Vanderbilt 9363. BUILDINGS, STORES, LOFTS GREAT NECK REAL ESTATE. Baker, Crowell, Inc., 47 W. 34th st., N. Y. C. Chicago, Illinois. Ren! Estate Along the Great South Bay. JEREMIAH ROBBINS, Babylon, L. I. Tel. 23

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Unfurnished.
Above 59th St.-5th Av. to North Eliver.

Non-Housekeeping Suites of 3 ROOMS Overlooking Central Park.

Central Park West, Cor. 91st St. AN APARTMENT HOTPL, with Roof Garden Restaurant

SHARP & CO.

238 W. 106th St.

Charles Berlin, B'way, Cor. 162nd St. 324 WEST 103D

DWIGHT, ARCHIBALD & PERRY, INC., WATKINS 5360. 137 WEST 23D ST. Unfurnished.
Washington Heights, Above 125th St.,
West of 5th Av.

300 H. Washington Ave.

Charles Berlin, 3883 Broadway

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5 Rooms and Bath

Unfurnished-Brons.

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ON BOND & MORTGAGE.

Consult the Business Property Guide, pub-lished every Sunday, Tuesday and Thursday in the Real Estate Pages of The New York Herald.